



Bowness-on-Windermere

£495,000

5A Meadowcroft Cottages, Meadowcroft Lane, Bowness-on-Windermere, Cumbria, LA23 3JE

A traditional four bedroom mid-terraced cottage forming part of the original Meadowcroft Cottages dating back perhaps to the 1850's, enjoying a peaceful setting on a quiet lane in Storrs Park with Lake views to the rear - being a near perfect location not far from Windermere Marina Village.

Owned by the sellers for many years the cottage offers a spacious well planned layout with a large L shaped living/dining room, fitted kitchen and shower room on the ground floor with four bedrooms and the house bathroom to the first floor. Outside is good sized garden and private parking for two cars.

Quick Overview

Traditional mid terraced period cottage
Views across to Lake Windermere from the rear garden

Well planned spacious living space
Four bedrooms, bathroom and shower room

Quite peaceful location

Ideal permanent or holiday home

Good sized rear garden

Ample Parking

*FTTC Superfast broadband available up to 26-42 Mbps



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1



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Superfast
Fibre
Broadband



Ample
Parking

Property Reference: W6120



Living Room



Kitchen



Bedroom 1



Bedroom 2

Property Overview: A substantial mid terrace 4 bed roomed traditional cottage with parking, gardens and set in the quiet semi rural surroundings of Storrs Park.

The Bothy enjoys a spacious well balanced layout being arranged over two floors. To the ground floor is a large L shaped living/dining room, a fitted kitchen and shower room, with 4 good bedrooms and the house bathroom on the first floor.

Outside is a good sized rear raised garden being mainly laid to lawn enjoying views across neighbouring fields to Lake Windermere, and to complete the picture, parking for 2 cars to the front.

Location: Conveniently situated just out of Bowness village in the highly desirable semi rural area of Storrs Park, the development of Meadowcroft Cottages is a pleasant and peaceful setting yet is within minutes walking distance of the amenities of Bowness village.

From Bowness take the A592 towards Newby Bridge and after passing the ferry turning second left onto Meadowcroft Lane which is almost opposite Windermere Marina Entrance. Continue along the lane turning first right into the development. The Bothy is part of the original cottages towards the back of Meadowcroft Cottages.

Accommodation with approximate dimensions:

Ground Floor

'L' Shaped Living/Dining Room 15' 9" x 15' 7" (4.8m x 4.75m) plus 12' x 9' 8" (3.66m x 2.95m)

Shower Room

Kitchen 13' 5" x 8' 4 min" (4.09m x 2.54m)

First Floor

Landing

Bedroom 1 13' 5" x 9 min' (4.09m x 2.74m)

Bedroom 2 10' 8 max" x 9 7 max' (3.25m x 2.74m)

Bedroom 3 10 min' x 8' 9" (3.05m x 2.67m)

Bedroom 4 10' 4 min 6" x 4' (3.15m x 1.22m)

Bathroom

Property Information:

Notes: There is currently a connecting door from the living room into the adjoining annexe which the owners intend to block up along with separating the services before a change in ownership. The property is currently used as a holiday let and the contract with Sykes Cottages expires 16th January 2025.

Services: Mains water, drainage, gas, and electricity.

Tenure: Freehold - Vacant Possession on Completion

Council Tax: Westmorland & Furness Council - Rateable Value £4400.00 with the amount payable of £2156.00 for 2024/2025. Small business rates relief may be available.

Viewings: Strictly by appointment with Hackney & Leigh Windermere Sales Office.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words //coarser.worthy.waged

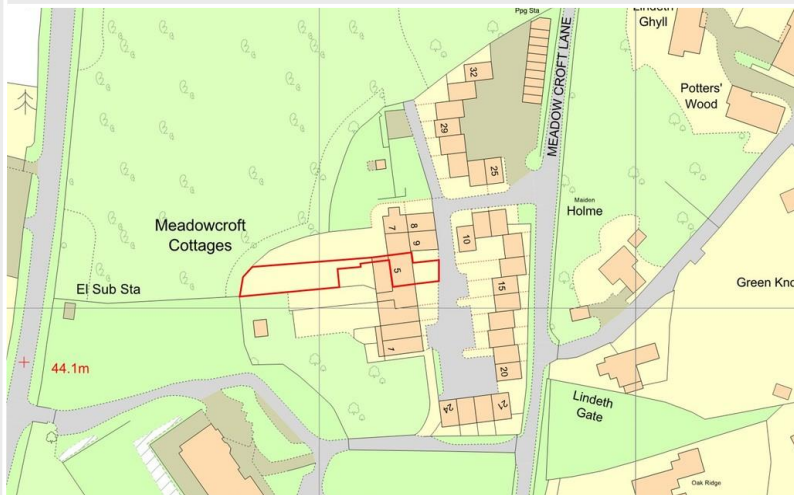
Notes: *Checked on <https://www.openreach.com/> 14th August 2024 - not verified.



Bedroom 3

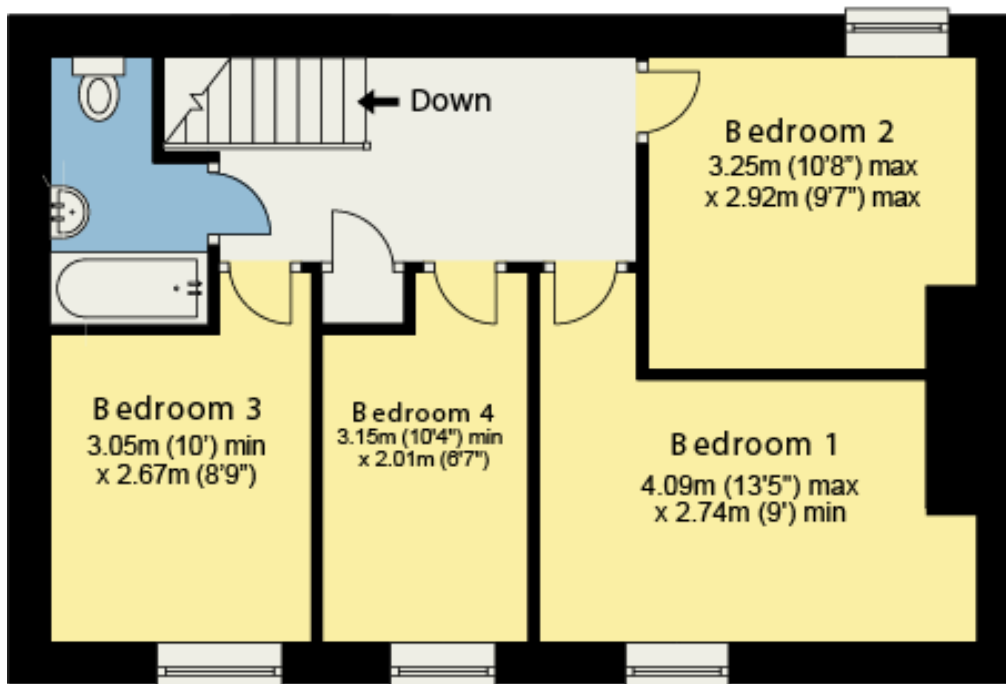


Bedroom 4

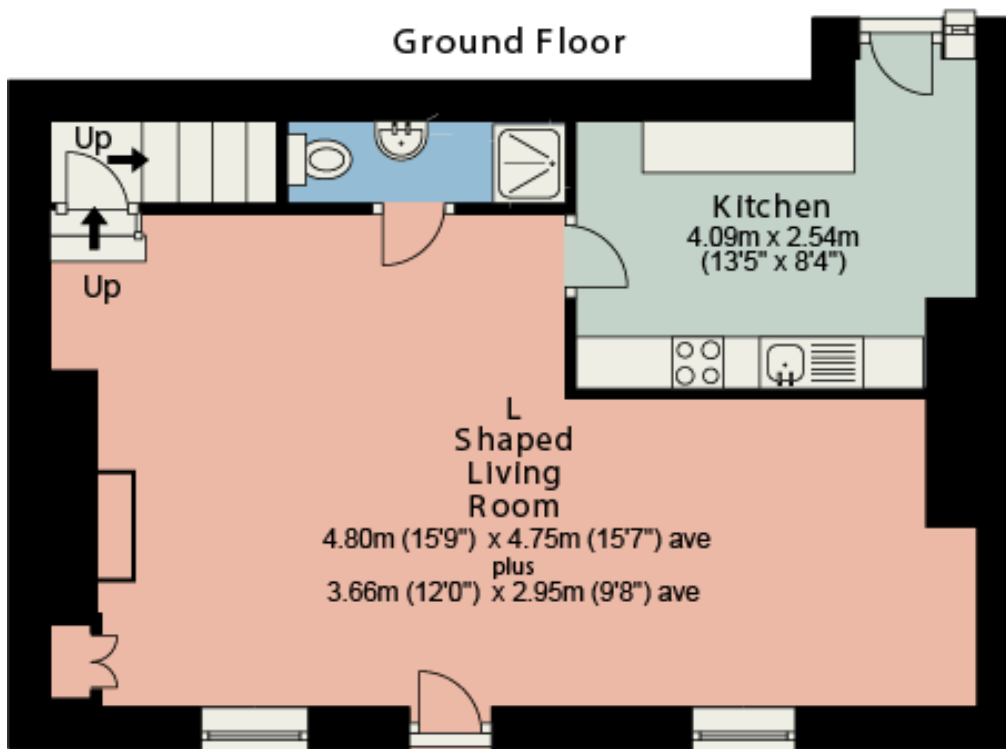


Ordnance Survey Plan

First Floor



Ground Floor



This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

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